



## **Housing Plan Implementation Committee**

Date: April 1, 2021

Time: 7:30 PM to 8:30 PM

Location: Virtual Meeting via Zoom

### **Minutes**

Present: Ben Bradlow, Pam Hallett, Jonathan Nyberg, Jenny Raitt, Michelle Shortsleeve, Patricia Worden, Erin Zwirko.

Guests: Len Diggins

Erin began the meeting by noting that Article 25 will be under consideration by the Select Board on Monday, April 5. Since both Erin and Jenny are needing to attend the ARB meeting on the same night, Erin briefed Town Counsel on the Article, and he will present to the Select Board on our behalf.

The Committee then turned to the Frequently Asked Questions (FAQ) document that was previously circulated to the Committee. The purpose of the FAQ document was prepared to layout the motion in plain language, emphasize the lengthy process, and describe the relationship with the Arlington Affordable Housing Trust Board of Trustees.

The Committee discussed the threshold of utilizing the statewide median single-family sale price. There was discussion on whether the Committee intended the transfer fee to be applicable to all sales in Arlington and on the full amount of the sale, as well as keeping in alignment with the local option legislation. Erin indicated that she did not believe that a vote on this specific topic had been taken, and that she understood the Committee's deliberations as wanting to be aligned with the local option legislation, which exempts the fee for sales less than the statewide median single family home sale price.

The Committee discussed the differences between the being consistent with the local option legislation and applying the fee to all transfers in Arlington. The Committee discussed the perception of fairness. The Committee also discussed that there would be no practical difference between the two as there are very few transfers in Arlington below the statewide median single family home sale price.

The Committee discussed a chart that is included in the FAQ that outlines different thresholds and the revenue that might be realized based on those thresholds. It was noted that this chart has been presented to the Finance Committee and the Select Board. The Committee discussed that there was a point in time where the information

presented at different thresholds was valuable, but at this point, it perhaps confuses matters. It was also noted that the Home Rule Petition allows the Select Board to set the threshold each year. Erin noted that allowing the Select Board to set a threshold year each may not work in reality due to creating instability in the real estate market.

The Committee determined that they would recommend a revision to the main motion so that the threshold is set at the statewide median single family sale price removing the allowance for the Select Board to set the threshold each year. The Committee discussed having Erin and Jenny communicate this revision to Town Counsel for Monday. Len Diggins, the Select Board liaison, was also willing to communicate this during the Select Board.

The Committee discussed the legalese in the main motion and noted the benefit on the FAQ using plain language. Turning back to the FAQ, the chart was revised to reflect the revisions in the motion. There were no other revisions suggested, and Erin indicated that she will circulate it once she hears about the Select Board's decision.

The Committee discussed attendance at upcoming precinct meetings. Members of the Committee agreed that they would attend some of the precinct meetings to report on Article 25. Erin indicated some of the meetings have been posted on the Town calendar, and she would circulate those details to the members. Jenny and Erin indicated that Town Staff, unless invited, do not attend the precinct meetings.

The meeting summary from March 10 was approved.

The meeting adjourned at 8:30 PM.